



## Cark In Cartmel

£290,000

7 Millstream Court, Cark In Cartmel, Grange-over-Sands, Cumbria, LA11 7NW

Millstream is a most delightful 3 Bedroom End-Terraced property, set in an idyllic riverside location. It is deceptively spacious and has a very special feel, with the setting adding real appeal. The balcony off the lounge provides the perfect spot to sit and relax, taking in the soothing sounds of the water and watching the wildlife such as ducks drift by. This property would suit a wide range of buyers, with the added benefits of 2 Garages, outside seating areas, and Parking for 3/4 cars. A truly unique and special home.

Comprising spacious Entrance Hall, Dining Kitchen, Lounge with balcony off, 3 Double Bedrooms and a Bathroom.

Viewings are highly recommended for this beautiful home.

### Quick Overview

- Idyllic riverside location
- End Terraced house
- Well-presented
- 3 Double Bedrooms
- Superb balcony
- Outside seating areas
- 3-4 parking spaces
- 2 single garages
- No upper chain
- Superfast Broadband



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Superfast  
Broadband



2 Garages and  
Parking

Property Reference: G3190



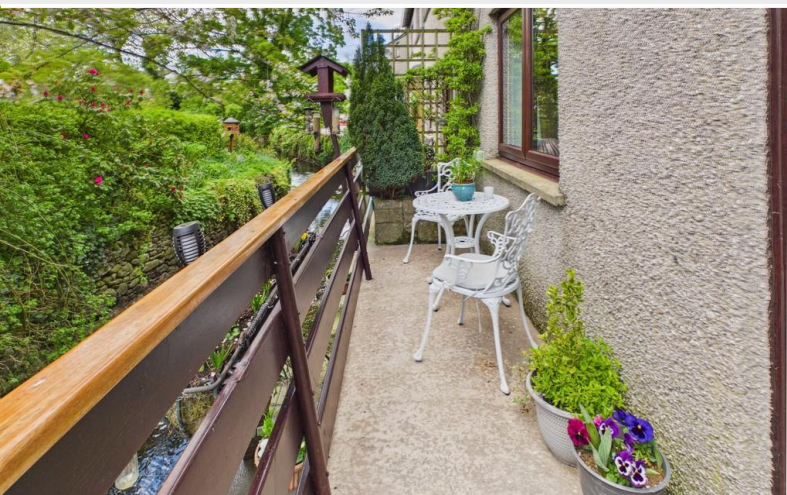
Entrance Hall



Dining Kitchen



Lounge



Balcony

**Descriptions** The paneled, glazed front door leads into the spacious Entrance Hall with useful understairs storage and stairs to the First Floor. To the right is a light and modern Dining Kitchen with attractive cream base and wall units with complimentary black formica worktop, white subway tiles and white 1½ bowl sink unit with pleasant front aspect. Built-in Bosch electric oven and electric hob with extractor over and integrated Lamona dishwasher, larder fridge and Blomberg washing machine. Tiled cream ceramic floor tiles and insert ceiling ceiling spot lights compliment the look. There is ample space within the Kitchen for a dining table. Moving from the Dining Kitchen into a generously proportioned, Living Room which has a modern and impressive gas remote controlled Gazco fire. There is a UPVC double glazed window and sliding doors which lead onto a delightful Balcony overlooking the River Eea. Here you can sit and enjoy the feeling of being immersed in nature, a perfect setting to relax and unwind. On the balcony is an outside power point and there is gated access to the side of the property. and steps to the undercover Terrace below (with limited head height).

Stairs to the First Floor with glazed balustrade lead to the Bedrooms (all with UPVC double glazed windows) and Bathroom. On the Landing is a loft hatch with pull down ladder, boarded with power, light and housing the gas central heating Vaillant Ecotech boiler. Bedroom 1 is a well proportioned Double Bedroom with rear aspect and built-in wardrobes. Bedroom 2 is a second Double Bedroom with fitted wardrobes and a similar rear aspect. Bedroom 3 is a cosy double bedroom with a front aspect and views to the fields beyond. Recessed storage cupboard. The Bathroom has a 3 piece cream suite, comprising low flush WC, sink, corner bath with electric Triton shower over. Part-tiled walls and chrome ladder style radiator. Useful, large storage cupboard.

Outside, the property offers 2 Single Garages, both fitted with up-and-over doors, power and light. To the side of the Garages, there is a water tap and a seating area, which could also be utilised for additional Parking. A log store and small greenhouse are positioned alongside the house, while a gate and steps provide access to a sheltered Terrace.

**Location** 7 Millstream Court is only a short stroll to the amenities in Cark which is a popular and friendly village with a thriving community, a Railway Station with a regular service to Lancaster and the West coast mainline, a Public House, Village Shop, Garden Centre and Holker Hall is just around the corner!

The adjacent village, Flookburgh, is within walking distance and has a Doctors Surgery, Primary School, General Store, Chemist, Post Office etc. A short car journey (under 5 minutes) delivers you to the highly regarded village of Cartmel with the famous Cartmel Races, Sticky Toffee Pudding and L'Enclume the renowned 3 starred Michelin Restaurant! Cark is very convenient approx 25 minutes from the M6 Motorway and a similar distance into the heart of the Lake District National Park and many of the South Lakes attractions.

To reach the property from Grange-over-Sands continue towards the village of Flookburgh, turning right in the square after the pharmacy. Proceed into the village of Cark passing the Railway Station on the right hand side. Go over the bridge and pass the village store on your right and take the next right just over the bridge in to Millstream Court. No.7 is shortly on the right hand side.

What3words: gracing.gets.sample

## Accommodation (with approximate measurements)

### Entrance Hall

**Dining Kitchen** 16' 4" max x 11' 1" (5.00m max x 3.40m)

**Lounge** 19' 3" x 11' 6" (5.88m x 3.52m)

### Balcony

### First Floor

**Bedroom 1** 11' 2" x 9' 2" (3.41m x 2.81m) plus wardrobe

**Bedroom 2** 10' 4" x 8' 9" (3.15m x 2.69m) including wardrobe

**Bedroom 3** 9' 7" x 9' 1" (2.93m x 2.77m)

**Bathroom** 8' 4" x 6' 7" (2.55m x 2.02m)

### Garage 1

### Garage 2

**Services:** Mains water, electricity, gas and drainage. Gas central heating to radiators.

**Tenure:** Freehold. Vacant possession upon completion.

**Council Tax:** Band C. Westmorland and Furness Council.

**Note::** Please note that neighbouring properties have pedestrian and vehicular access over the gravelled driveway at the front of the property. The maintenance of the gravelled driveway is shared between the 10 properties. Number 8 and 8A also have right of way through the gate and down the steps to the covered Terrace.

**Planning Permission:** Planning was granted in November 2020 (SL/2020/0669) for a single storey side extension and replacement enlarged rear glazed balcony. This has now lapsed, but plans are available at the Grange Office.

**Viewings:** Strictly by appointment with Hackney & Leigh.

**Energy Performance Certificate:** The full Energy Performance Certificate is available on our website and also at any of our offices.

**Rental Potential:** If you were to purchase this property for residential lettings we estimate it has the potential to achieve between £800 - £850 per calendar month. For further information and our terms and conditions please contact the Office.

**Anti-Money Laundering Regulations (AML):** Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



Bedroom 1



Bedroom 2



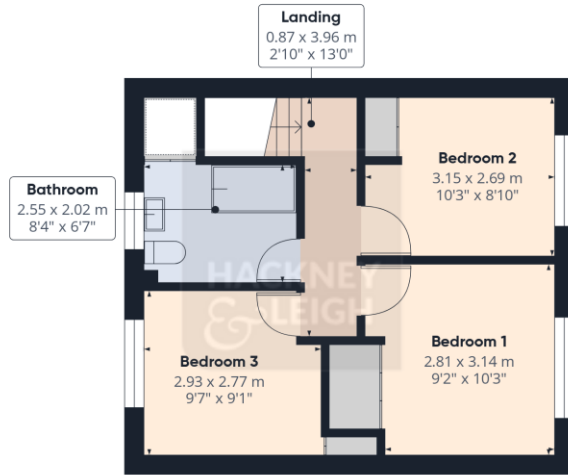
Bathroom



Garages



Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**

74.4 m<sup>2</sup>  
802 ft<sup>2</sup>

**Balconies and terraces**

8.2 m<sup>2</sup>  
88 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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